



FOR LEASE



THE OVERLAND



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Ground-Floor Retail / Service / Office Space

1,365 SF - 1,425 SF | \$25 psf + NNN

11974 SW 72nd Ave, Tigard, OR 97223

- 6-Story Mixed-Use Development with 219 Living Units over Ground-Floor Commercial Space in the Tigard Triangle
- High-Visibility Window Line at / near Signalized Intersection
- Across from New Planet Fitness Gym Location and WinCo Shopping Center
- On-Street Public Parking Ratio is 4 / 1,000 - Total of 28 Stalls (2-Hour Parking Limit During Regular Business Hours)
- Move-In Ready Office with Nine Enclosed Workspaces

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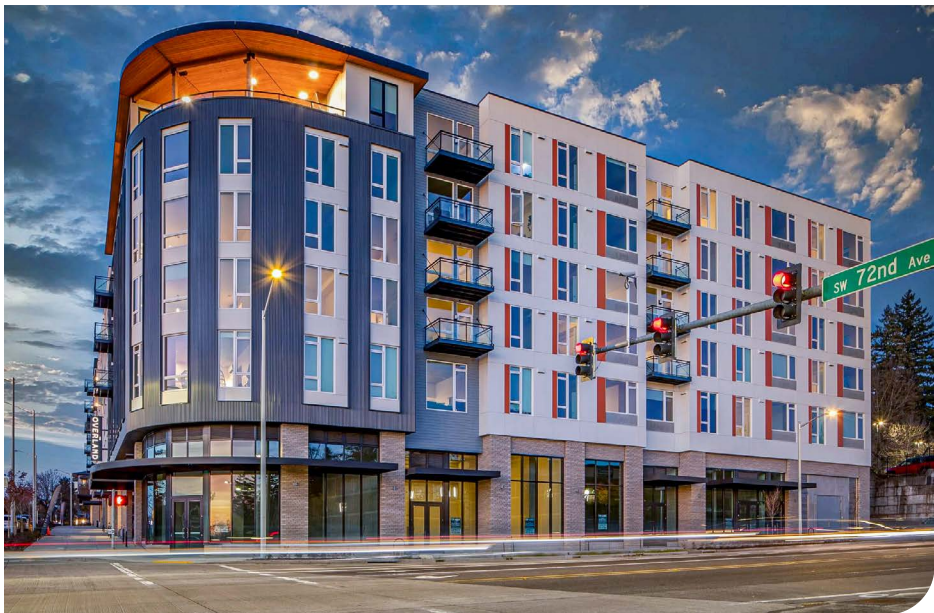
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PROPERTY SUMMARY



PROPERTY DETAILS

Address	11974 SW 72nd Ave, Tigard, OR 97223
Available Space	1,365 SF - 1,425 SF
N° of Suites Available	2 Suites
Lease Rate	\$25 psf + NNN
Use Type	Retail, Service, Creative Office
Availability	Now

SPACE	SIZE	USE TYPE	RATE
Retail 3*	1,365 SF	Retail / Service	\$25 psf + NNN
Retail 5	1,425 SF	Creative Office	\$25 psf + NNN

*TI allowance available \$50/psf

Location Features

- Heart of the Tigard Triangle (Between I-5, 217 and HWY 99W) in Proximity to Major Retailer / Big Box & Highlights
- 6-Story Mixed-Use Development with 219 Living Units over Ground-Floor Commercial Space
- High-Visibility Window Line
- Ideal Location at Signalized Hard Corner of SW 72nd Ave (5,641 VPD) & SW Dartmouth St (7,568 VPD)
- Move-In Ready Office Includes:
 - Nine Enclosed Workspaces
 - Large Windows Provide Natural Light
 - One Unisex Restroom
 - A Coffee Bar

Nearby Highlights

- Planet Fitness
- Costco
- Walmart Supercenter
- WinCo Foods
- Lowe's
- PetSmart
- Party Fair
- Banfield Pet Hospital
- LL Flooring
- AutoZone
- Landmark Ford Lincoln
- Hampton Inn & Suites
- Starbucks
- Big 5
- PETCO
- Fred Meyer
- Black Rock Coffee Bar

THE OVERLAND SITE PLAN



SITE PLAN



*TI allowance available \$50/psf



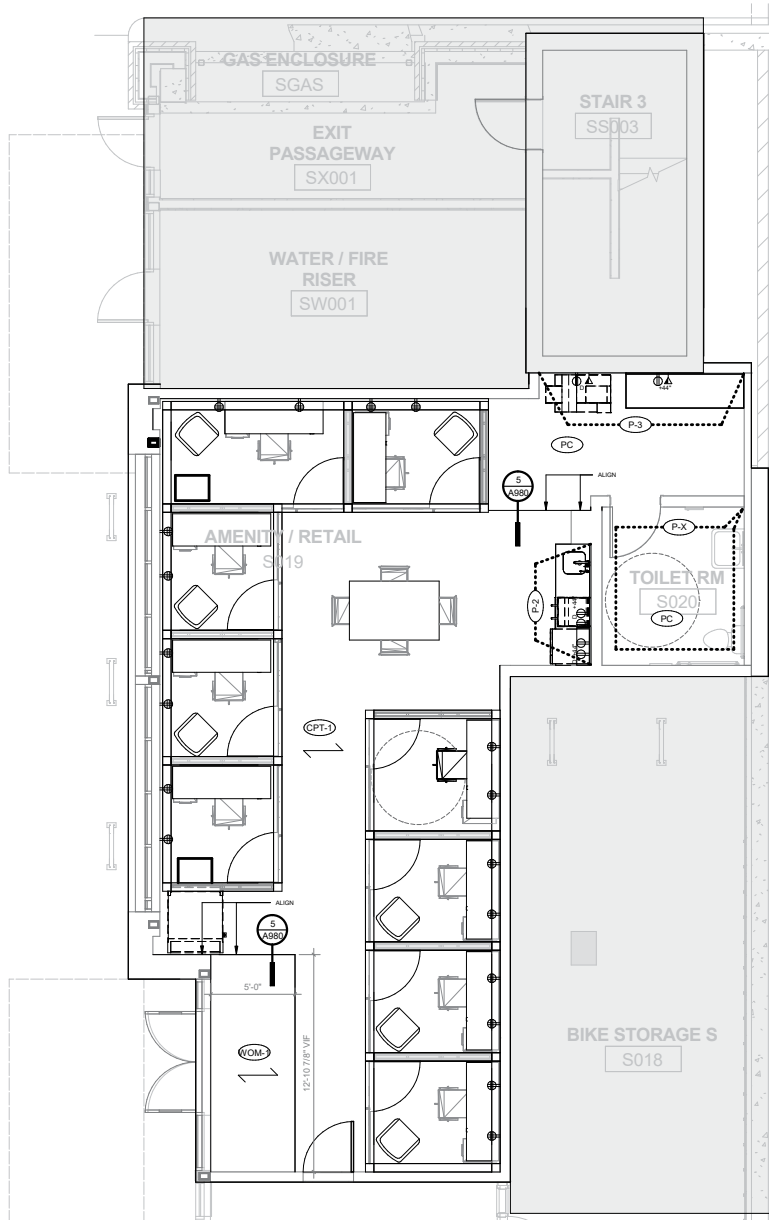
RETAIL 3 PHOTOS



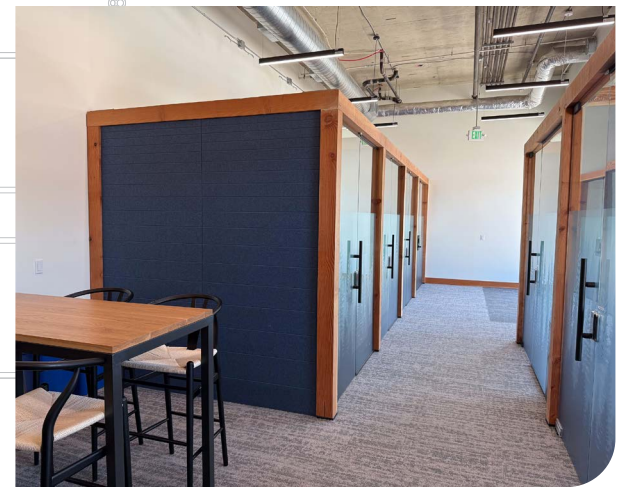


FLOOR PLAN: RETAIL 5

FLOOR PLAN: RETAIL 5



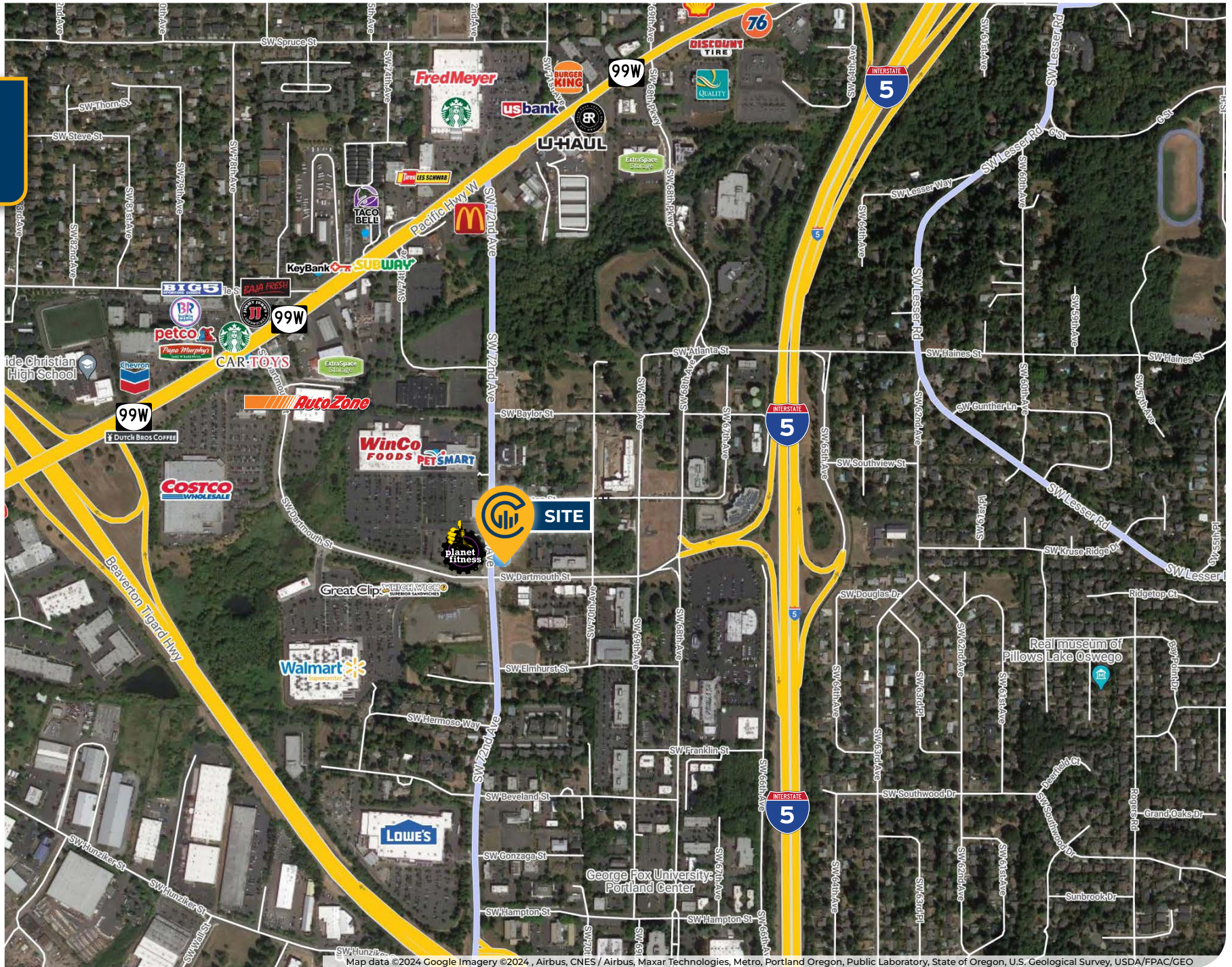
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SW 72nd Ave



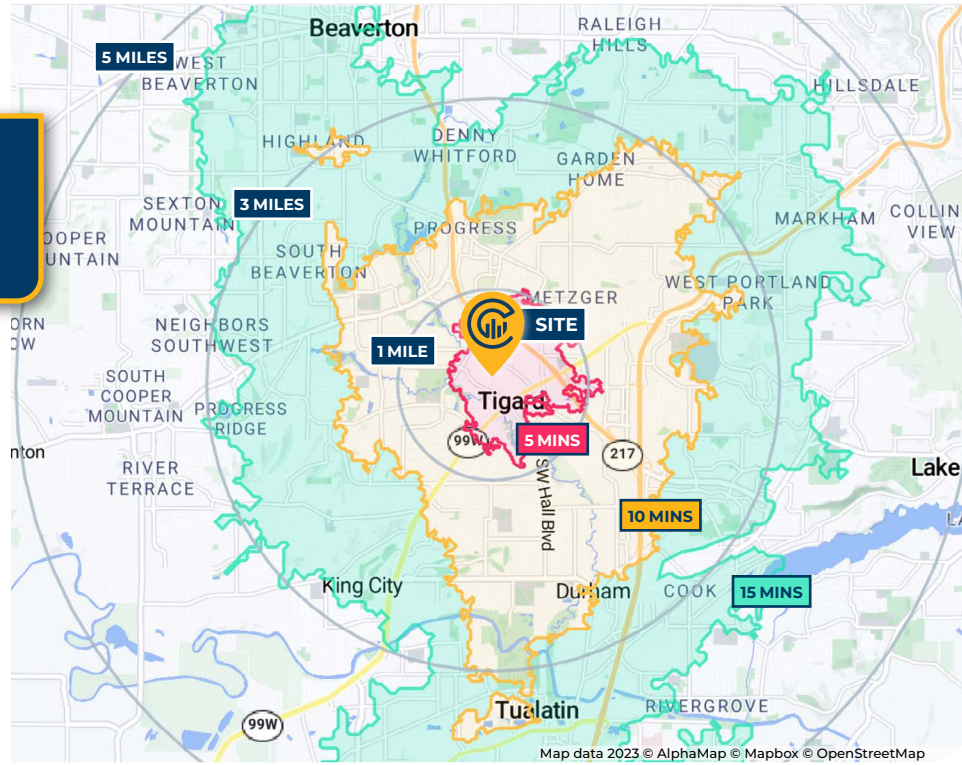
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	10,255	113,547	299,404
2028 Projected Population	11,567	110,974	292,324
2020 Census Population	9,156	113,934	301,521
2010 Census Population	8,534	106,405	278,799
Projected Annual Growth 2023 to 2028	2.6%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2023	1.6%	0.5%	0.6%
Households & Income			
2023 Estimated Households	4,426	48,781	126,156
2023 Est. Average HH Income	\$121,324	\$160,288	\$165,951
2023 Est. Median HH Income	\$92,356	\$114,613	\$118,207
2023 Est. Per Capita Income	\$52,439	\$68,965	\$70,039
Businesses			
2023 Est. Total Businesses	1,791	10,261	20,911
2023 Est. Total Employees	21,273	80,561	149,306

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

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Walk Score®
"Somewhat Walkable"

Ratings provided by <https://www.walkscore.com>

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Bike Score®
"Bikeable"

41

Transit Score®
"Some Transit"

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Brokers Have Ownership Interest in this Property